



MACIAS & ASSOCIATES, L.P.
LAND SURVEYORS

CITY OF AUSTIN
(TEMPORARY ACCESS EASEMENT)

December 2, 2009

LEGAL DESCRIPTION FOR PARCEL 4622.03 TRACT ONE TAE

DESCRIPTION OF A 0.343-ACRE (14,932 SQUARE FOOT) TRACT OF LAND OUT OF OUTLOT NO. 65, DIVISION "O" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID 0.343-ACRE TRACT BEING A PORTION OF A CALLED 1.362-ACRE TRACT OF LAND DESCRIBED AS "TRACT ONE", HAVING BEEN CONVEYED TO AUSPRO ENTERPRISES, L.P. IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MARCH 26, 2009, RECORDED IN DOCUMENT NO. 2009049029 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.343-ACRE TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE on a 60d nail found in the southerly right-of-way line of East Cesar Chavez Street (100-foot right-of-way width), being the northwesterly corner of the abovementioned "Tract One", same being the northeasterly corner of a called 1.592-acre tract of land described as "Tract Two" in the abovementioned Document No. 2009049029 of the Official Public Records of Travis County, Texas, THENCE departing said southerly right-of-way line of East Cesar Chavez Street, with the westerly boundary line of said 1.362-acre "Tract One", same being the easterly boundary line of said 1.592-acre "Tract Two", S27°05'55"W a distance of 255.30 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83/HARN, U.S. Feet) values of N=10,064,856.08, E=3,124,746.95, for the northwesterly corner and **POINT OF BEGINNING** of this tract;

THENCE departing said easterly boundary line of the 1.592-acre "Tract Two", through the interior of said 1.362-acre "Tract One", N89°50'37"E for a distance of 208.41 feet to a calculated point in the easterly boundary line of said 1.362-acre "Tract One", same being the westerly boundary line of a called 0.764-acre tract of land described in Document No. 2007197932 of said Official Public Records, for the northeasterly corner of this tract;

THENCE with said easterly boundary line of the 1.362-acre "Tract One", same being said westerly boundary line of the 0.764-acre tract, S20°11'55"W for a distance of 98.01 feet to a calculated point for the southeasterly corner of said 1.362-acre "Tract One", for the southeasterly corner of this tract, from which a 1-inch diameter iron pipe found in said westerly boundary line of the 0.764-acre tract bears S20°11'55"W a distance of 11.29 feet;

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w w w . m a c i a s w o r l d . c o m

THENCE departing said westerly boundary line of the 0.764-acre tract, with the southerly boundary line of said 1.362-acre "Tract One", S89°29'55"W for a distance of 29.34 feet to a calculated angle point of this tract;

THENCE through the interior of said 1.362-acre "Tract One" the following two (2) courses and distances:

- 1) N63°52'47"W for a distance of 72.09 feet to a calculated angle point of this tract;
- 2) S90°00'00"W for a distance of 111.18 feet to a calculated point in said westerly boundary line of the 1.362-acre "Tract One", same being said easterly boundary line of the 1.592-acre "Tract Two", for the southwesterly corner of this tract, from which a ½-inch diameter iron rod with a plastic cap stamped "Bury & Partners" found on the southwesterly corner of said 1.592-acre "Tract Two", bears S90°00'00"W a distance of 181.53 feet to a calculated point in the westerly boundary line of said 1.592-acre "Tract Two" and with said westerly boundary line S23°19'30"W a distance of 51.78 feet, also from which a ½-inch diameter iron rod found on the northwesterly corner of said 1.592-acre "Tract Two" bears S90°00'00"W a distance of 181.53 feet to a calculated point in said westerly boundary line of the 1.592-acre "Tract Two" and with said westerly boundary line N23°19'30"E a distance of 383.66 feet;

THENCE with said westerly boundary line of the 1.362-acre "Tract One", same being said easterly boundary line of the 1.592-acre "Tract Two", N27°05'55"E for a distance of 67.32 feet to the **POINT OF BEGINNING** and containing 0.343 acre (14,932 square feet) of land.

BEARING BASIS NOTE

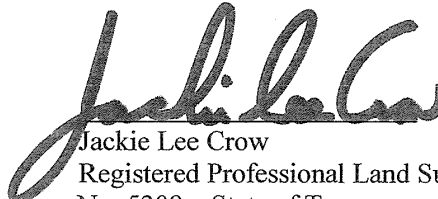
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83/HARN). Project control points were established from City of Austin reference point "EUD 267" having coordinate values of N=10,061,555.69, E=3,118,841.62, combined scale factor = 1.00011.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TRAVIS §

That I, Jackie, Lee Crow, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 2nd day of December, 2009, A.D.

Macias & Associates, L.P.
5410 South 1st Street
Austin, Texas 78745
512-442-7875


Jackie Lee Crow
Registered Professional Land Surveyor
No. 5209 – State of Texas



REFERENCES

MAPSCO 2009 615H
Austin Grid No. K-21
TCAD PARCEL ID NO. 02-0012-0102
MACIAS & ASSOCIATES, L.P., PROJECT NO. 87-13-09

FIELD NOTES REVIEWED

By:  Date 12-04-2009

Engineering Support Section
Department of Public Works
and Transportation

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LEGEND

- 1" IRON PIPE FOUND
- 60D NAIL FOUND
- SQUAR HEAD BOLT FOUND
- 1/2" IRON ROD FOUND WITH CAP NOTED " " AS NOTED
- IRON ROD FOUND SIZE AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- BK., VOL., PG. BOOK, VOLUME, PAGE
- T.C.A.D. TRAVIS COUNTY APPRAISAL DISTRICT
- O.P.R.I.C.Tx. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.I.C.Tx. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

3001 EAST CESAR CHAVEZ LTD.
DOC. NO. 2007021162,
O.P.R.I.C.Tx.

LOT 3, BLOCK "A", GOVALLE
PLAZA SUBDIVISION
DOC. NO. 200700338,
O.P.R.I.C.Tx.

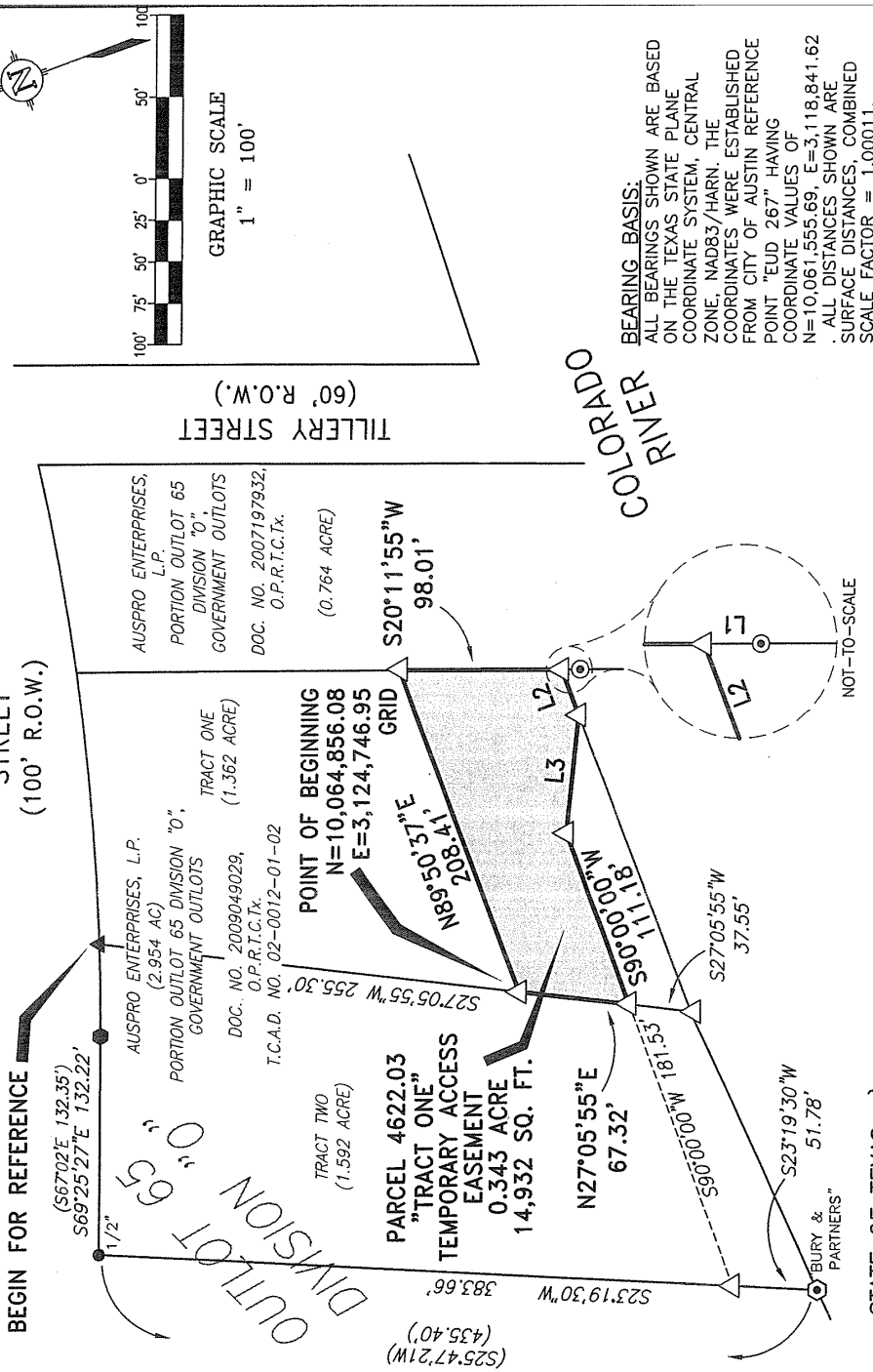
LINE TABLE

NO.	BEARING	DISTANCE
L1	S20°11'55"W	11.29'
L2	S89°29'55"W	29.34'
L3	N63°52'47"W	72.09'



Exhibit "D"
Page 4 of 4

EAST CESAR CHAVEZ
STREET
(100' R.O.W.)



STATE OF TEXAS }
COUNTY OF TRAVIS }

I hereby certify that this sketch was prepared from the results of an actual survey made on the ground under my supervision and that it is true and correct to the best of my knowledge.

Jackie Lee Crow
Date: 12-02-09
DRAWN BY: JLC
MAL JOB NO.: 87-13-09
REFERENCE: F.B., PG.

PAGE 4 OF 4

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